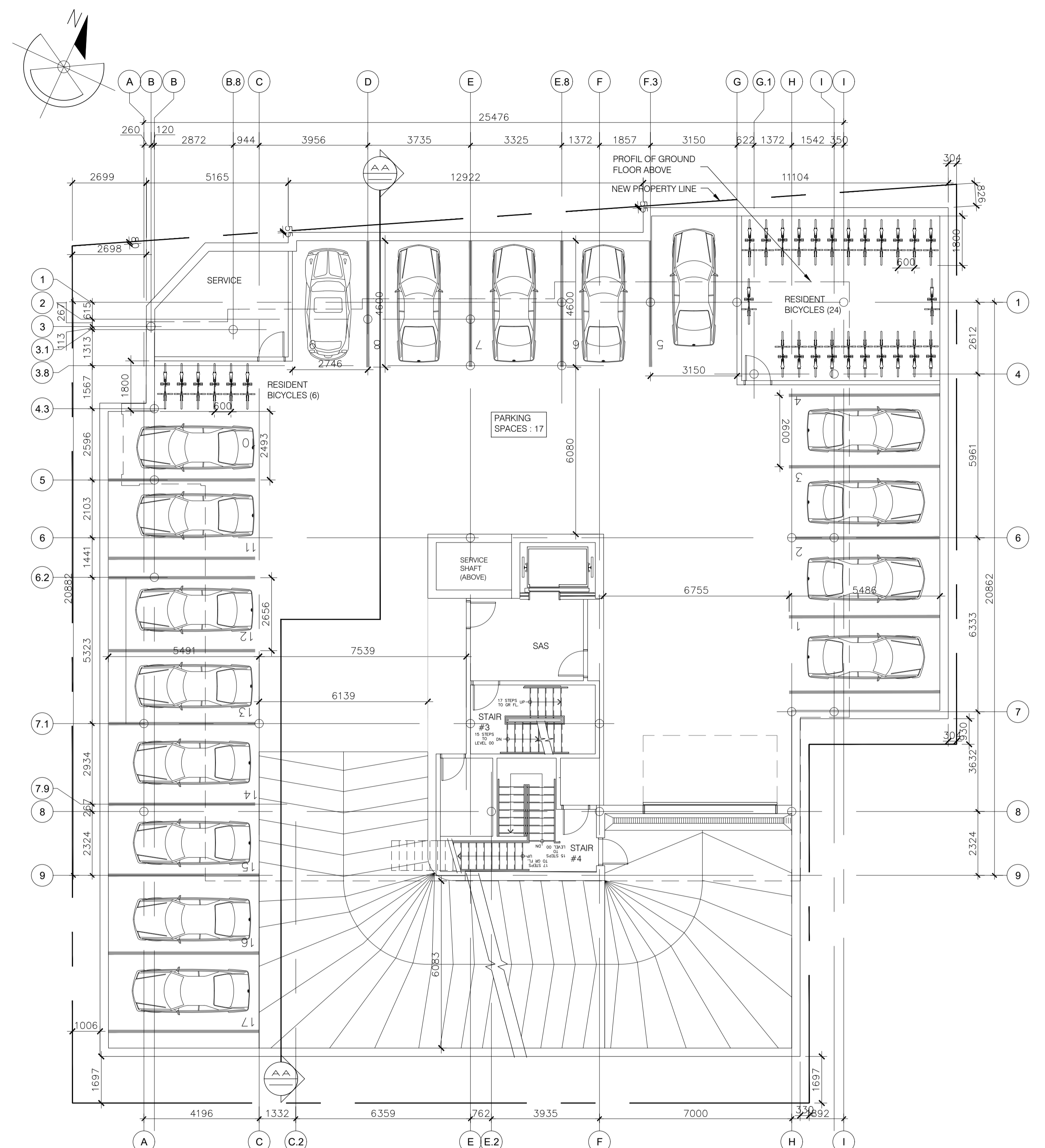


SECOND BASEMENT - LEVEL 00
SCALE = 1:100



FIRST BASEMENT - LEVEL 01
SCALE - 1:100

USE	RATE	DWELLING UNITS	PARKING REQUIRED	BICYCLE REQUIRED
RESIDENTIAL, TENANT	0.5 PER DWELLING UNIT*	56 UNITS	28	28
RESIDENTIAL, VISITOR	0.1 PER DWELLING UNIT* *NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS	42 UNITS	4	-
RETAIL STORE	1.25 /100 M ²	206.5 M ²	3	-
TOTAL REQUIRED			35	28
TOTAL PROJECTED:	TWO PARKING LEVELS		35	28



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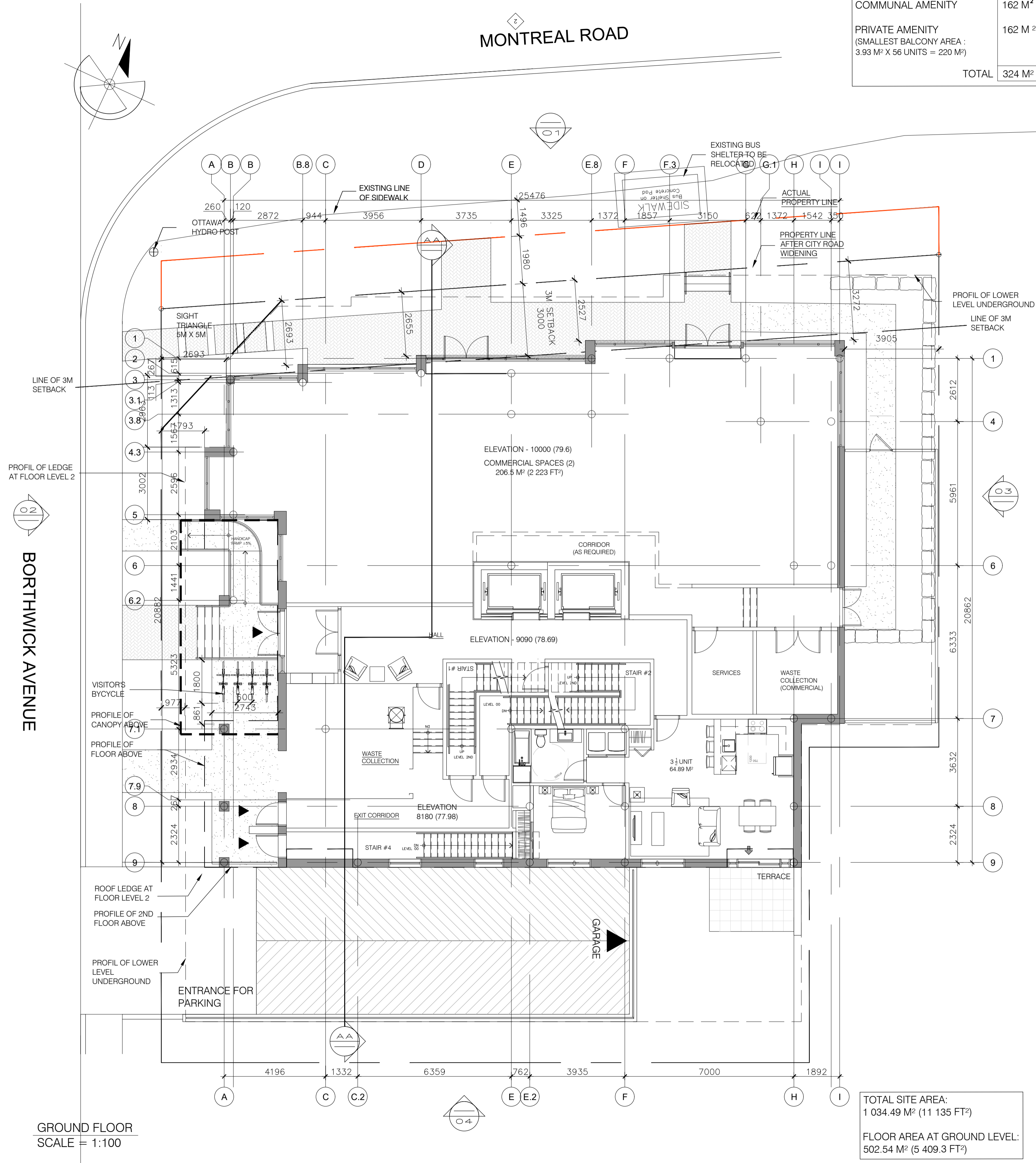
LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 56 UNITS

PARKING LEVELS
A 07 | 17
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007-12-21-0189

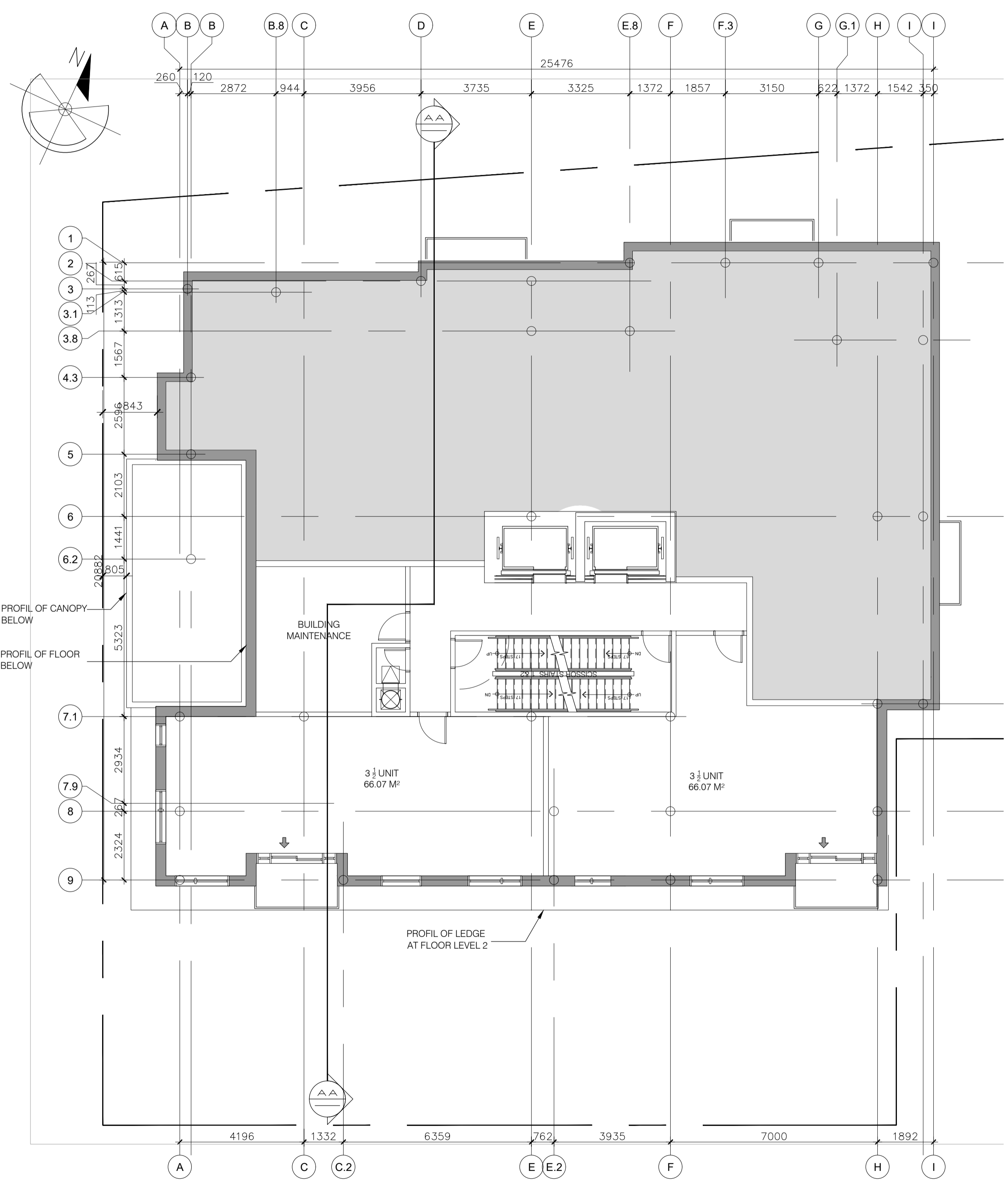
AMENITY AREA FOR 54 UNITS:			
COMMUNAL AMENITY	REQUIRED	SUPPLIED	TYPE
	162 M ²	174 M ²	ROOF TERRACE
PRIVATE AMENITY (SMALLEST BALCONY AREA : 3.93 M ² X 56 UNITS = 220 M ²)	162 M ²	220 M ²	PRIVATE BALCONIES
TOTAL	324 M²	394 M²	

Racine - Ottawa		2023-11-07		Type of unit	3 1/2	4 1/2	Floor area
Type of unit	3 1/2	4 1/2	Floor area	4th	5	2	536.48 m.c.
Area (intérieur)	Refer to plans			5th	5	2	536.48 m.c.
Ground floor	0	1	502.54 m.c.	6th	5	2	536.48 m.c.
1st	2	0	240.45 m.c.	7th	3	3	477.58 m.c.
2nd	5	2	536.48 m.c.	8th	3	3	477.58 m.c.
3thrd	5	2	536.48 m.c.	9th	4	2	473.34 m.c.
Total unit / type	37	19	Total floor area	Total unit / type	37	19	4853.89 m.c.
Total of units	56			Total of units	56		



GROUND FLOOR
SCALE = 1:100

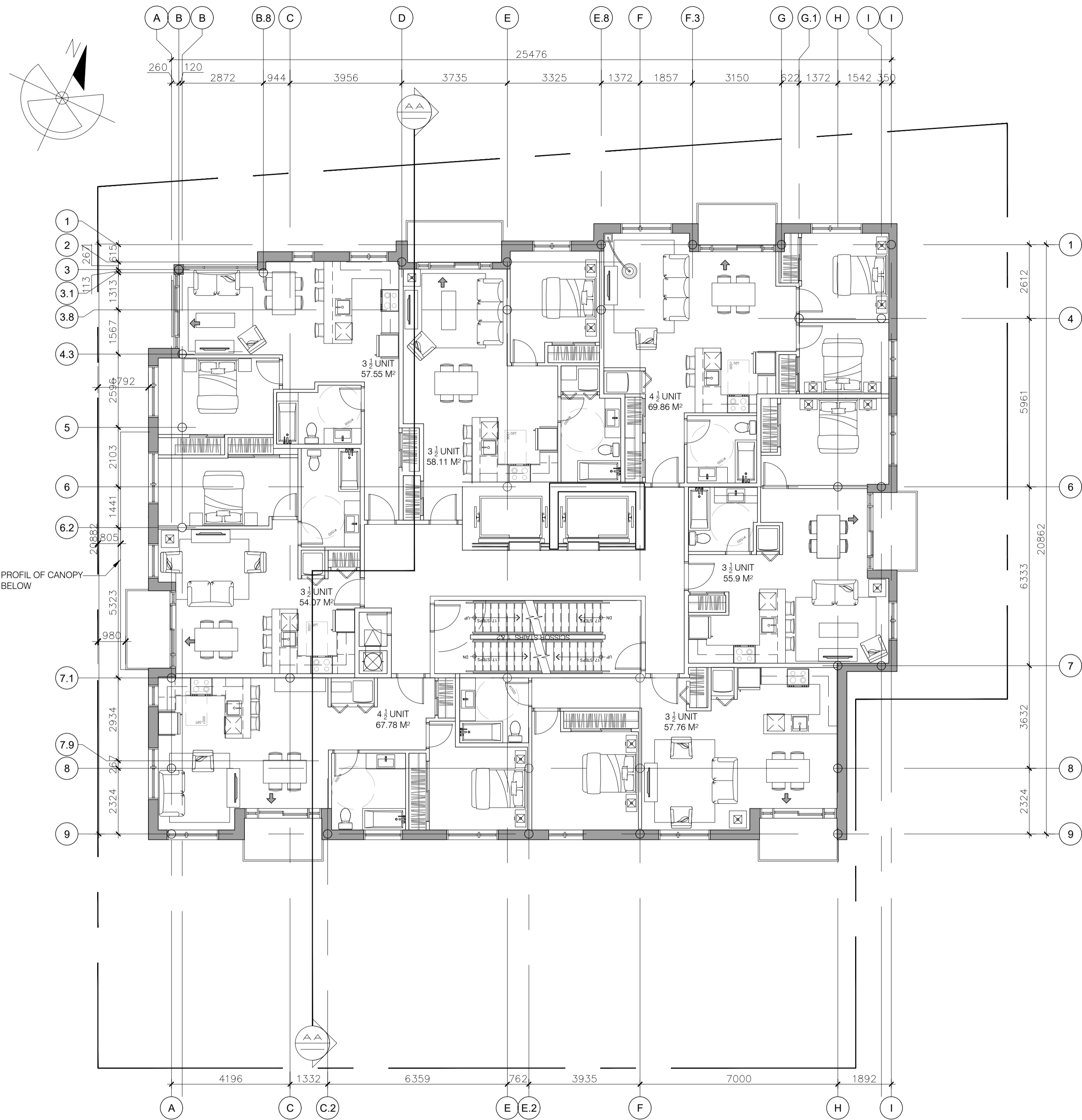
TOTAL SITE AREA:
1 034.49 M² (11 135 FT²)
FLOOR AREA AT FLOOR LEVEL:
502.54 M² (5 409.3 FT²)



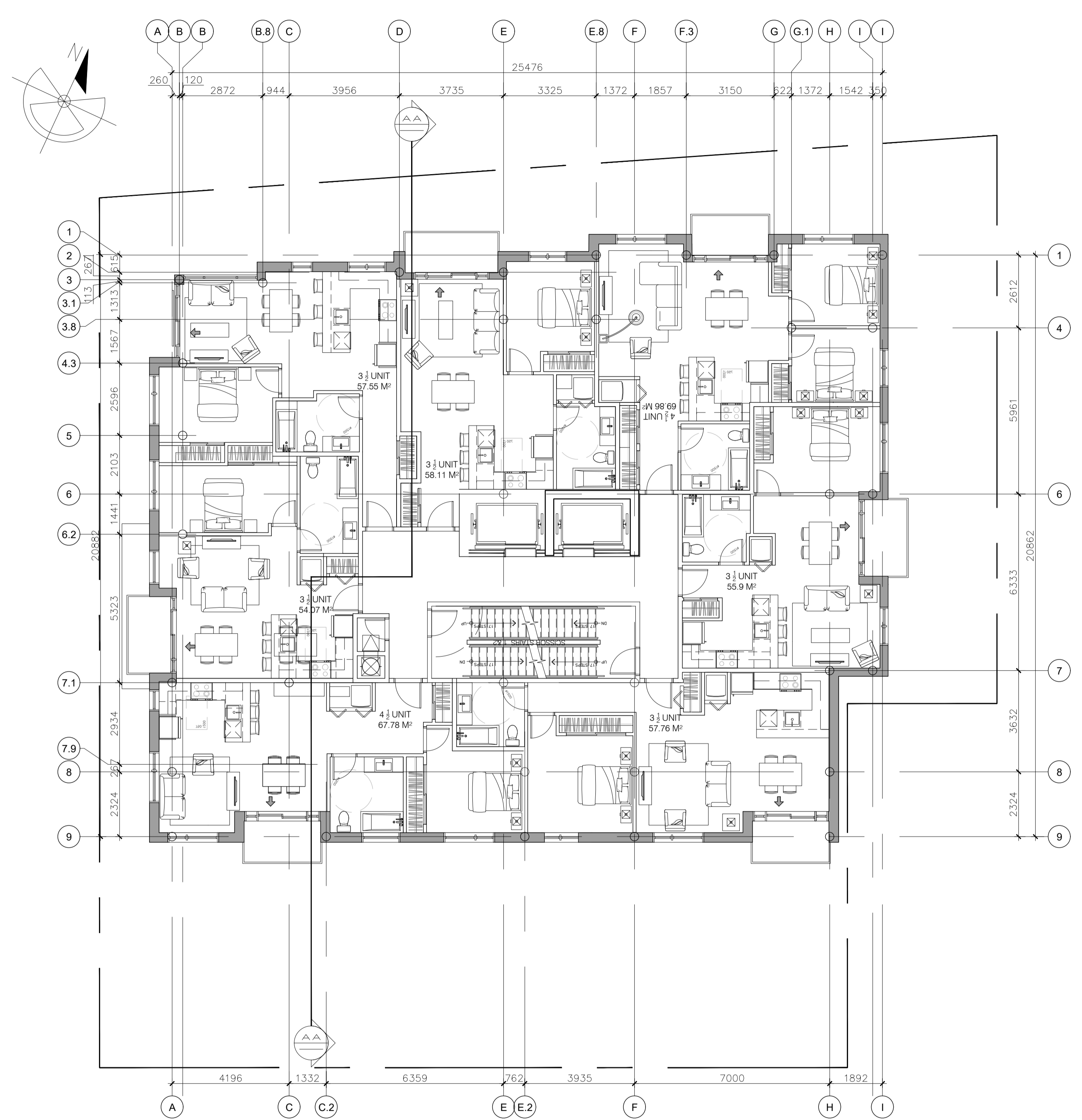
1ST FLOOR
SCALE = 1:100

LOT 45 AND PART OF LOTS 3, 4 & 5,
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GROUND FLOOR
A 08 | 17
REVISION 8 / 07 -12 - 2023

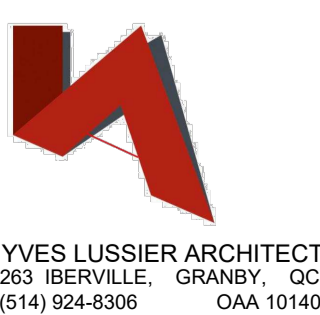


2TH FLOOR
SCALE = 1:100



3RD to 6TH FLOOR
SCALE = 1:100

NO DE DOSSIER: 2020-117

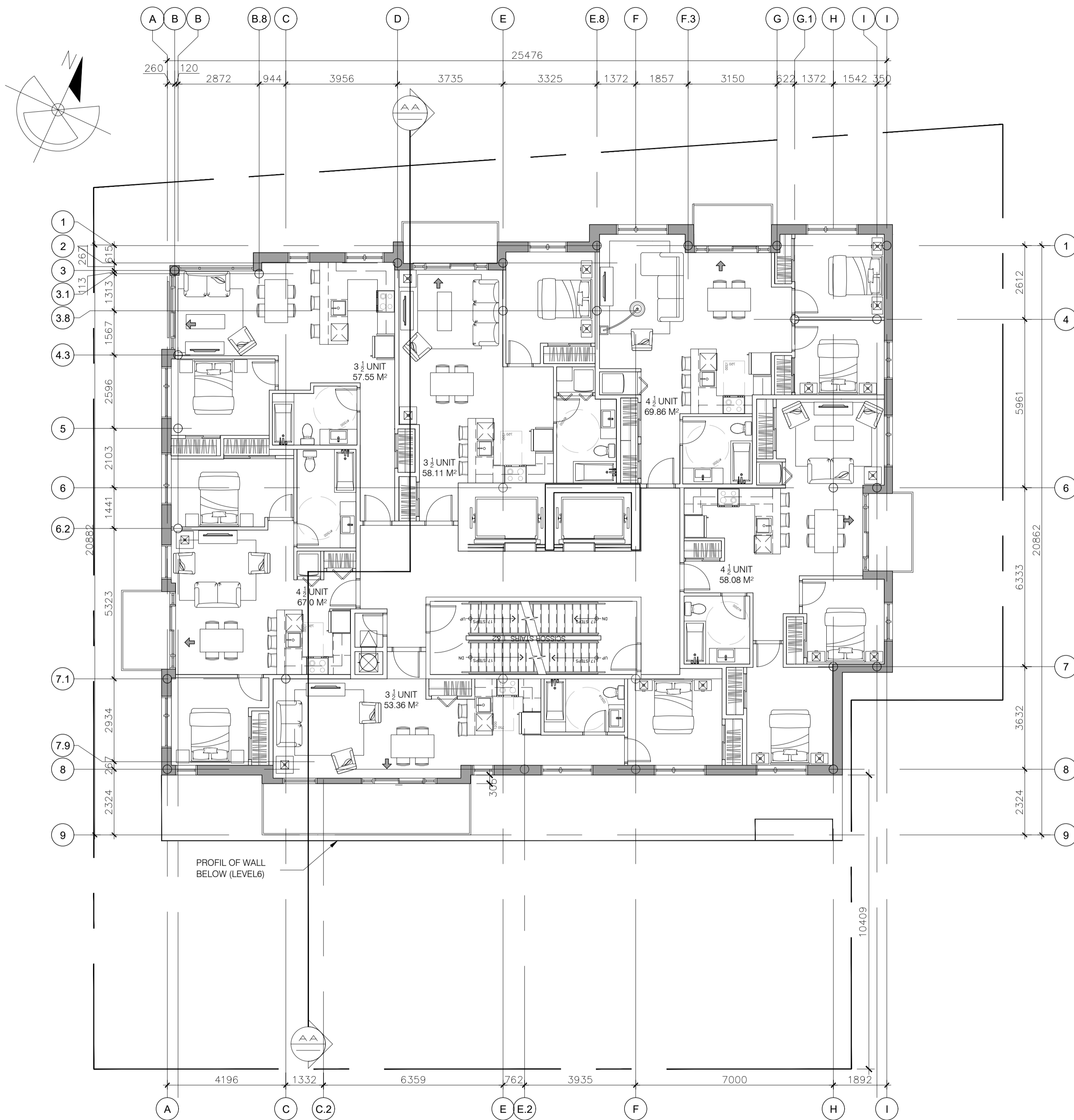


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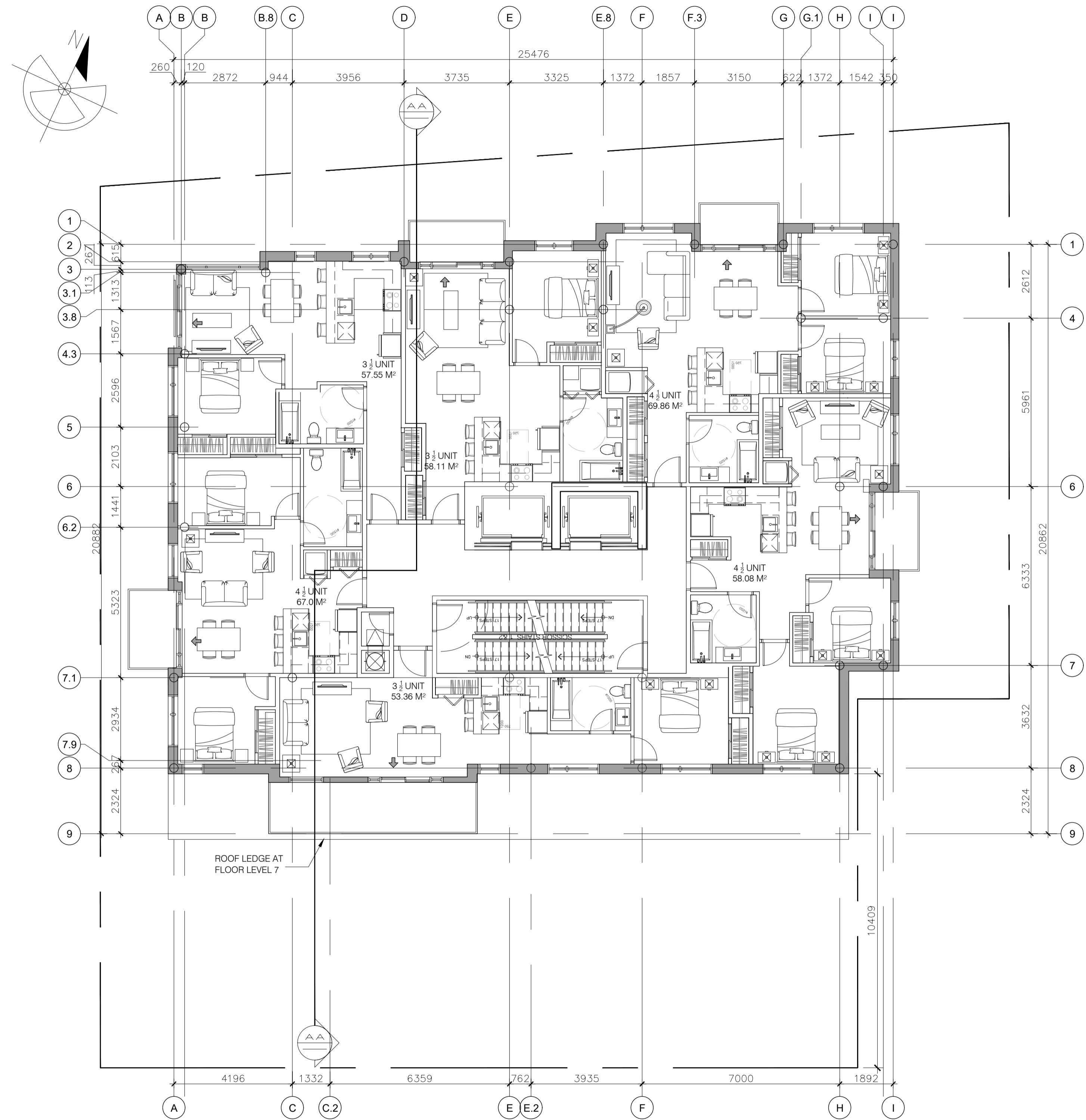
LOT 45 AND PART OF LOTS 3, 4 & 5, REGISTERED PLAN 343 (CITY OF OTTAWA)	
ACTUAL LAND AREA	970.77 M ² *
*AFTER CITY ROAD WIDENING	
BUILDING FOOTPRINT (GFA):	502.55 M ²
NUMBER OF DWELLINGS:	56 UNITS

FLOORS 2 TO 6
A 09 | 17
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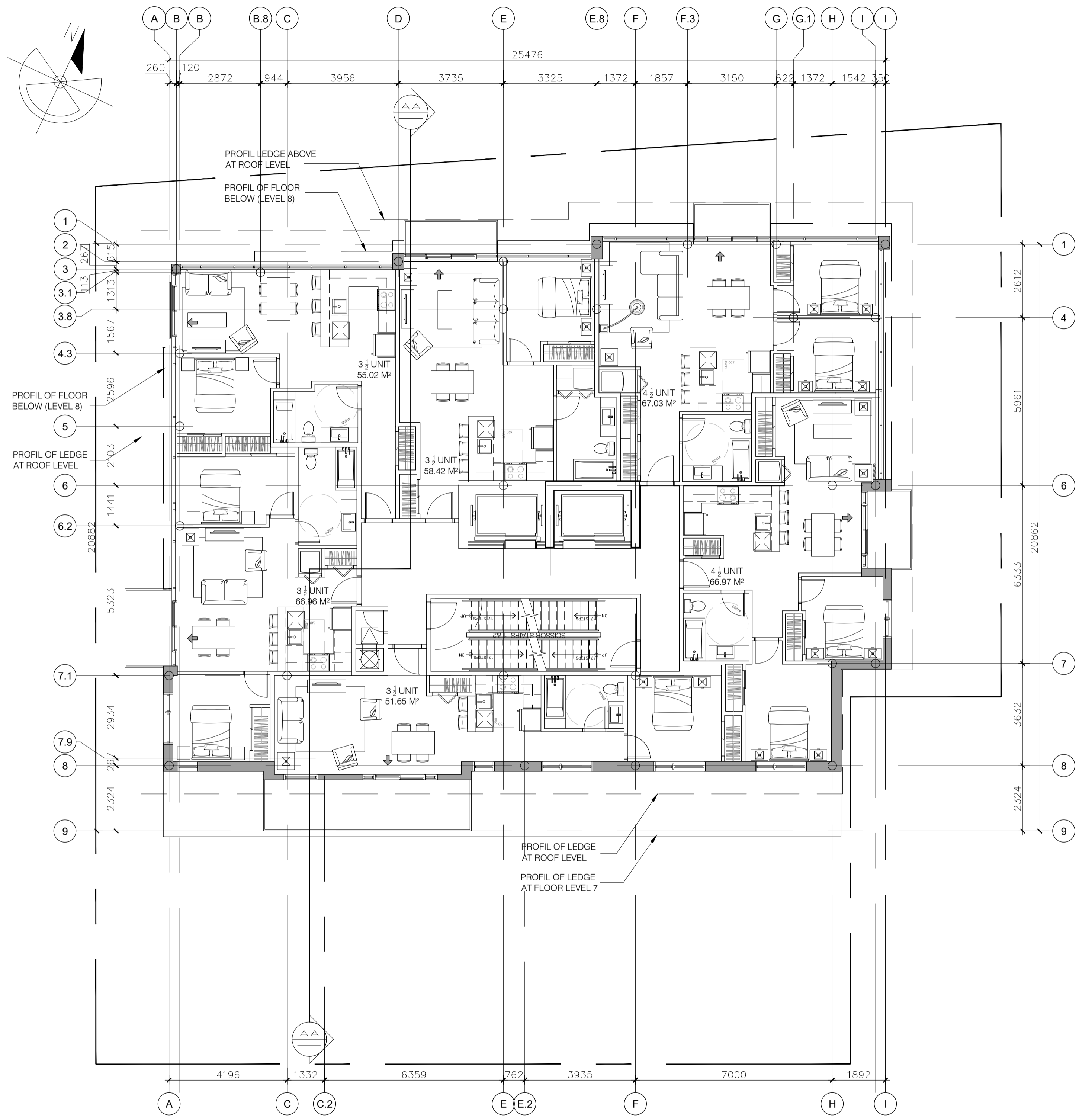
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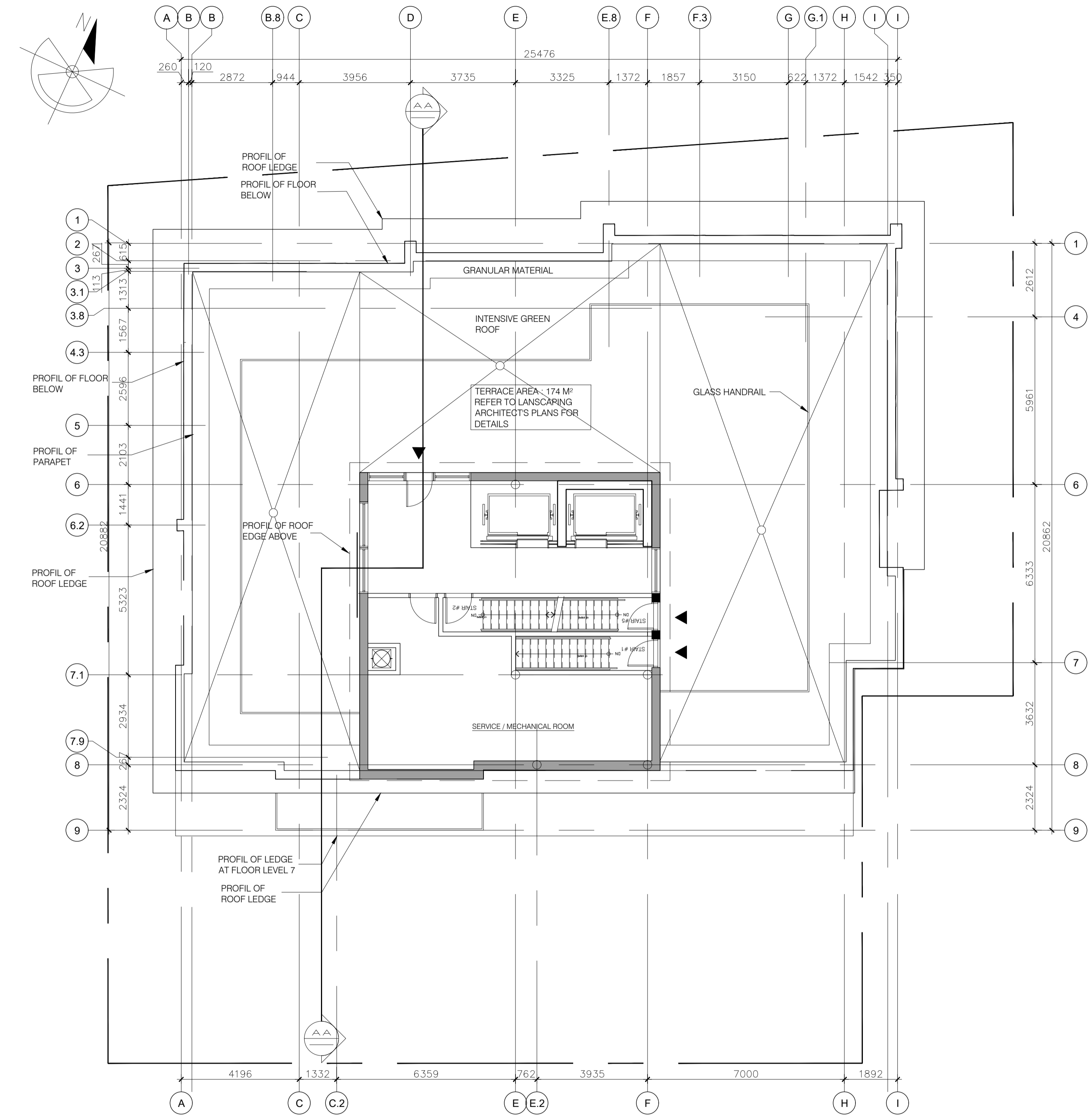
7TH FLOOR
SCALE = 1:100



8TH FLOOR
SCALE = 1:100

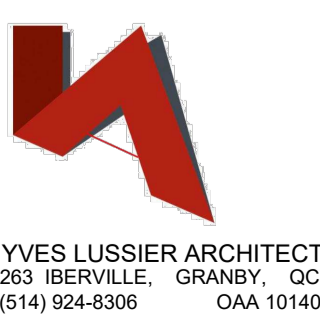


9TH FLOOR
SCALE = 1:100



ROOF TERRACE
SCALE = 1:100

NO DE DOSSIER: 2020-117

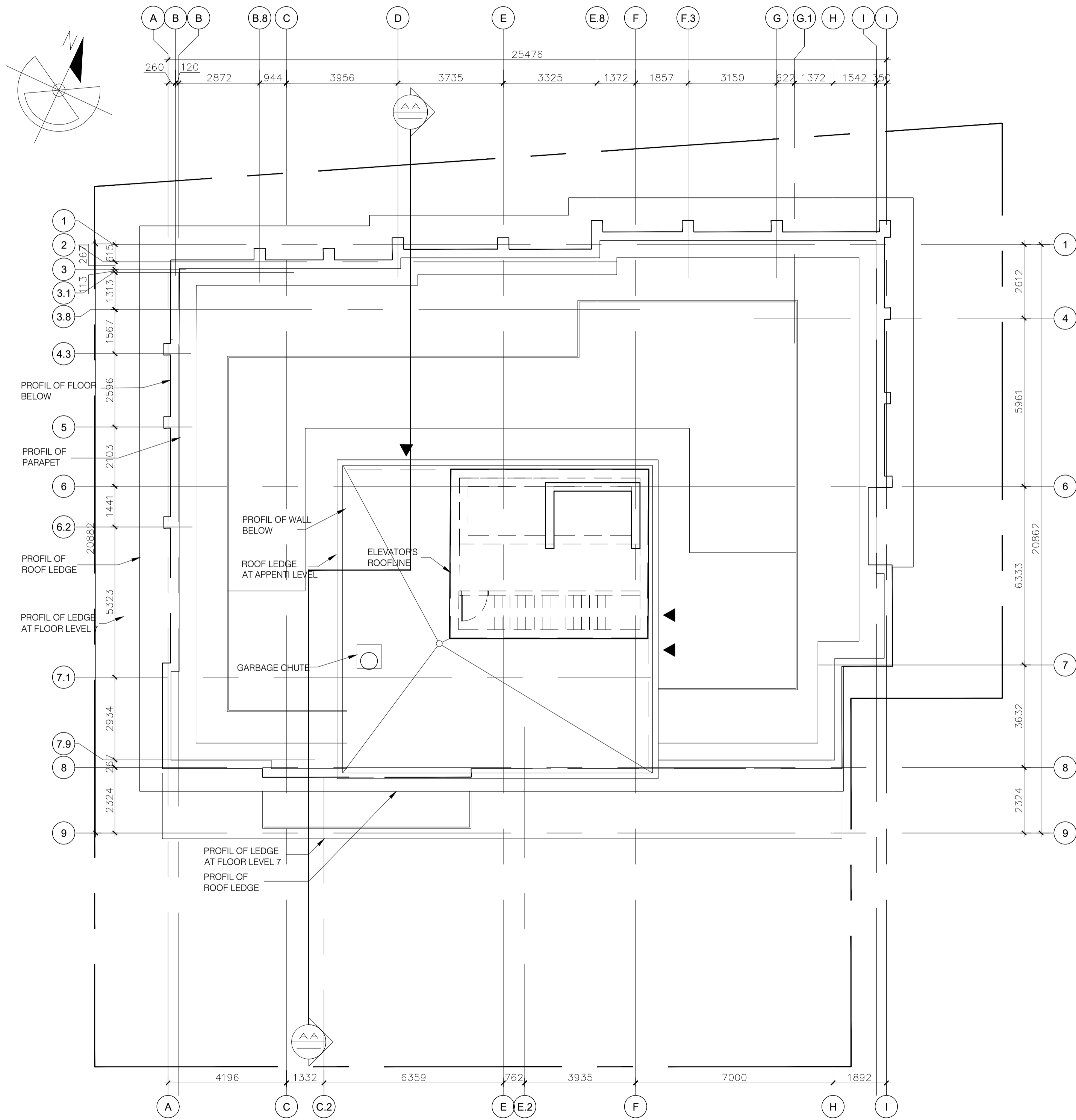


RACINE ■ OTTAWA ■
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LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 56 UNITS

FLOOR 9 AND TERRACE LEVEL
A 11 | 17
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RACINE ■ OTTAWA ■
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LOT 45 AND PART OF LOTS 3, 4 & 5, REGISTERED PLAN 343 (CITY OF OTTAWA)	
ACTUAL LAND AREA	970.77 M ² *
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BUILDING FOOTPRINT (GFA):	502.55 M ²
NUMBER OF DWELLINGS:	56 UNITS